

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 1512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35206

Send tax notice to:
William Bruce Akin
2524 Blazing Star
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy thousand three hundred fifty and no/100 (\$70,350.00)

Harbar Homes, Inc.

to the undersigned grantor, a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William Bruce Akin and Susan Akin

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 23, according to the Survey of Chaparral, First Sector, Phase II as recorded in Map Book 8, page 114, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and right-of-ways of record.

\$ 66,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 352 PAGE 752

See mtg 442-119
1984 JAN 18 AM 8:32

deed tax 4.00
Rec 1.50
Ind 1.00
6.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B.J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of January 19 84

ATTEST:

Harbar Homes, Inc.

By B.J. Harris President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, Larry L. Halcomb
State, hereby certify that
whose name as B.J. Harris
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 16 day of January 19 84.

Notary Public